

401 Rio Grande

City of El Paso — City Plan Commission — 4/4/19

PZDS19-00007

Detailed Site Development Plan



STAFF CONTACT:	Santiago Vallejo, 915-212-1561, vallejos@elpasotexas.gov
OWNER:	Veronica y Francisco Macias, LLC
REPRESENTATIVE:	Jesus L. Jaime
LOCATION:	401 Rio Grande, District 8
LEGAL DESCRIPTION:	Being a Portion of Lot 7, and all of Lots 18, 19, and 20, Block 2, Alexander Addition, an addition to City of El Paso, El Paso County, Texas, .27 acres
EXISTING ZONING:	S-D/SP (Special Development/Special Permit)
REQUEST:	Detailed Site Development Plan Approval/waiver of setback requirements in the S-D (Special Development) zoning district
RELATED APPLICATIONS:	N/A
PUBLIC INPUT	Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 22, 2019. Planning staff has not received calls in opposition or support about the detailed site development plan/request to waive setback requirements in the S-D (Special Development) Zoning District.
STAFF RECOMMENDATION:	Approval (see pages 2—4 for basis for recommendation)

SUMMARY OF REQUEST: The request is for a Detailed Site Development Plan review as required by Section 20.04.150 of the El Paso Municipal Code. The El Paso City code requires a detailed site development plan be reviewed and approved in the S-D district prior to the issuance of any building permits. The applicant proposes a new apartment building. The property is .27 acres and is vacant. The applicant is also requesting a waiver to reduce the front and side setbacks from the allowed 20 feet and 10 feet to 6 feet and 1 foot.

SUMMARY OF RECOMMENDATION: Planning staff and the Development Coordinating Committee recommend **APPROVAL** of the detailed site development plan and waiver request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan. The proposed development is consistent with the traditional development in the area. The apartment building will not have a negative impact on its surrounding neighborhood. The proposed development is compliant with the G-2, Traditional Neighborhood (walkable) land use designation of Plan El Paso, the City's Comprehensive Plan, and the Central Planning Area.



DESCRIPTION OF REQUEST

The Detailed Site Development Plan shows a new apartment building. The proposed apartment consists of 16,793 square feet of livable space, 6,421 square feet of parking, and 593 square feet of utility. There are 9 two bedroom apartments and 1 studio apartment. The elevations show a maximum 47 feet 10 inches in height. The development requires a minimum of 19 parking spaces and 3 bicycle spaces. The applicant is providing 17 parking spaces and 15 bicycle spaces. The applicant is substituting two of the required car parking spaces with 12 bicycle spaces as permitted by El Paso City Code Section 20.14.130. The development complies with the minimum landscape area requirements of Title 18.46. Access to the subject property is via proposed and existing paved alley off of Rio Grande. The applicant is also requesting a waiver to reduce the front and side setbacks from the allowed 20 feet and 10 feet to 6 feet and 1 foot.

RELATION OF PROPOSED CHANGE TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<u>G-2 Traditional Neighborhood (walkable)</u> This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas.	Yes, the development is street facing and helps to provide a continuous street frontage in an area with various vacant lots and parking lots.
ZONING DISTRICT	DOES IT COMPLY?
<u>S-D (Special Development) District</u> The purpose of this district is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.	The development maintains the established residential appearance and is compatible with the existing uses in the area. With approval of the requested waivers, the proposed development will meet all density and dimensional standards of the S-D (Special Development) District.

POLICY	DOES IT COMPLY?
1.2.3: Vacant and underutilized parcels in and around the City's traditional neighborhoods can be excellent locations for redevelopment that adds housing, shopping, employment, entertainment, and recreational options for nearby residents and transit patrons. Redevelopment of such sites should mesh with the scale and character of these existing neighborhoods rather than imposing suburban or high-rise model on traditional neighborhoods. The city's zoning and development regulations should be modified accordingly. Additional infill incentives should be considered by the City.	The proposed development on a vacant lot in a traditional neighborhood would create a new housing option for residents and transit patrons.

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The lot is 11,842 square feet (.27 acres). An apartment is a permitted use in the S-D district if a detailed site development plan is reviewed and approved. The requested waivers are permitted after City Council's approval of the detailed site development plan.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the S-D (Special-Development) district is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The proposed multifamily development is compatible with the surrounding commercial development and will not have a negative impact on its surrounding neighborhood.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: There are existing water and sewer mains available for service. The applicant will need to coordinate with EPWater to provide services to the property.

EFFECT UPON THE NATURAL ENVIRONMENT: Subject property does not involve greenfield or environmentally sensitive land or arroyo disturbance.

COMMENT FROM THE PUBLIC: Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 22, 2019. Planning staff has not received calls in opposition or support about the detailed site development plan/request to waive setback requirements in the S-D (Special Development) Zoning District.

STAFF COMMENTS: The detailed site development plan will need to get reviewed and approved by City Council in order to waive the front and side setbacks from the allowed 20 feet and 10 feet to 6 feet and 1 foot. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

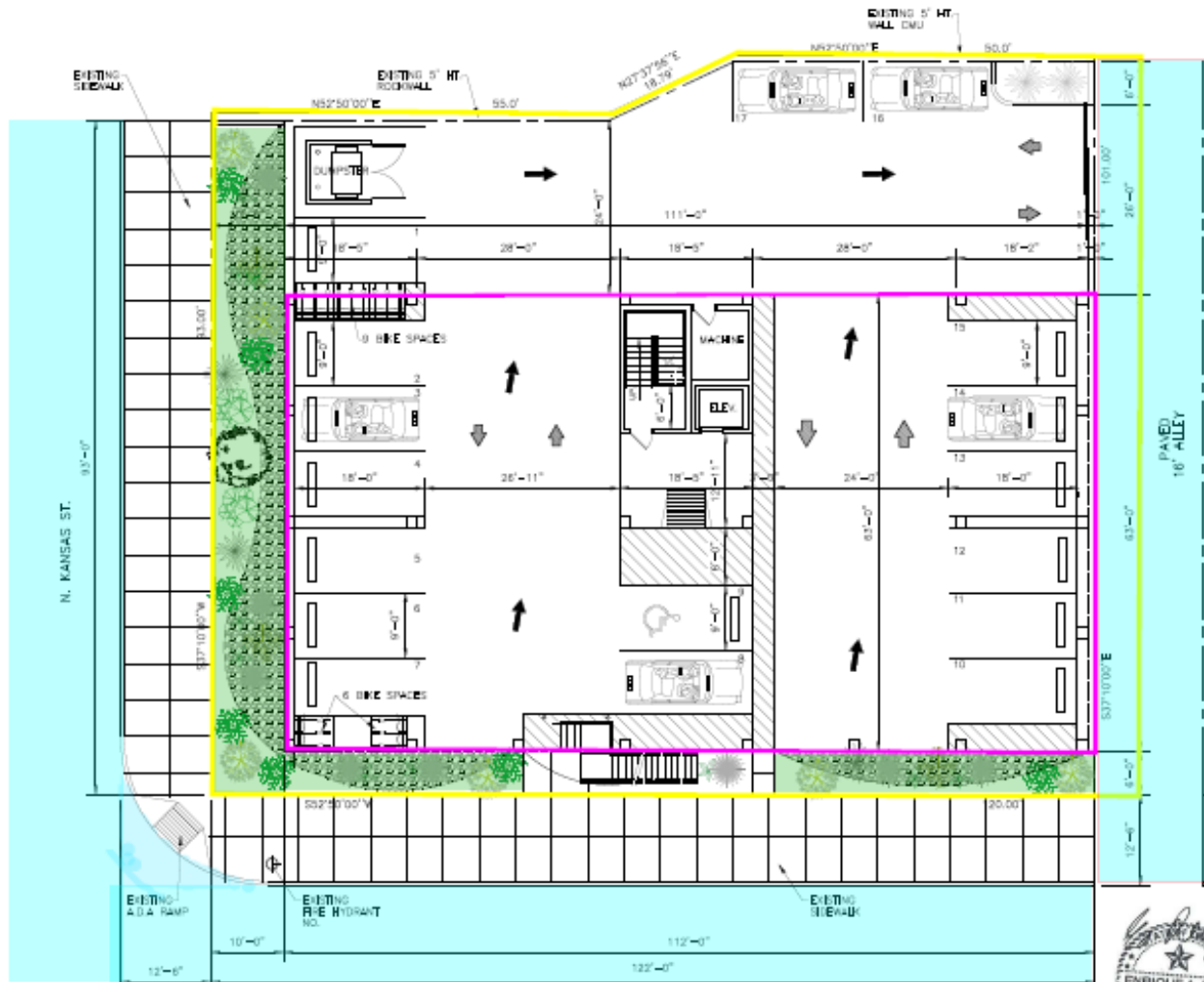
OTHER APPLICABLE FACTORS: Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, ensuring that stormwater is in compliance with ordinances, codes, DSC,

and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

ATTACHMENTS:

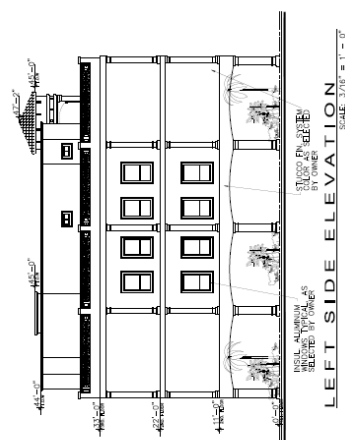
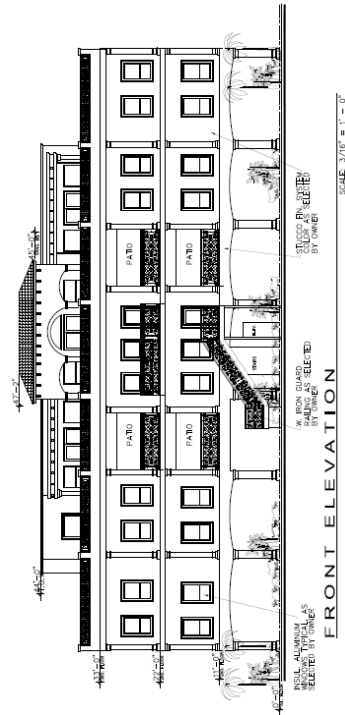
1. Detailed Site Development Plan
2. Elevations
3. Zoning Map
4. Future Land Use Map
5. Department Comments
6. Notification Boundary Map

Attachment 1: Detailed Site Development Plan



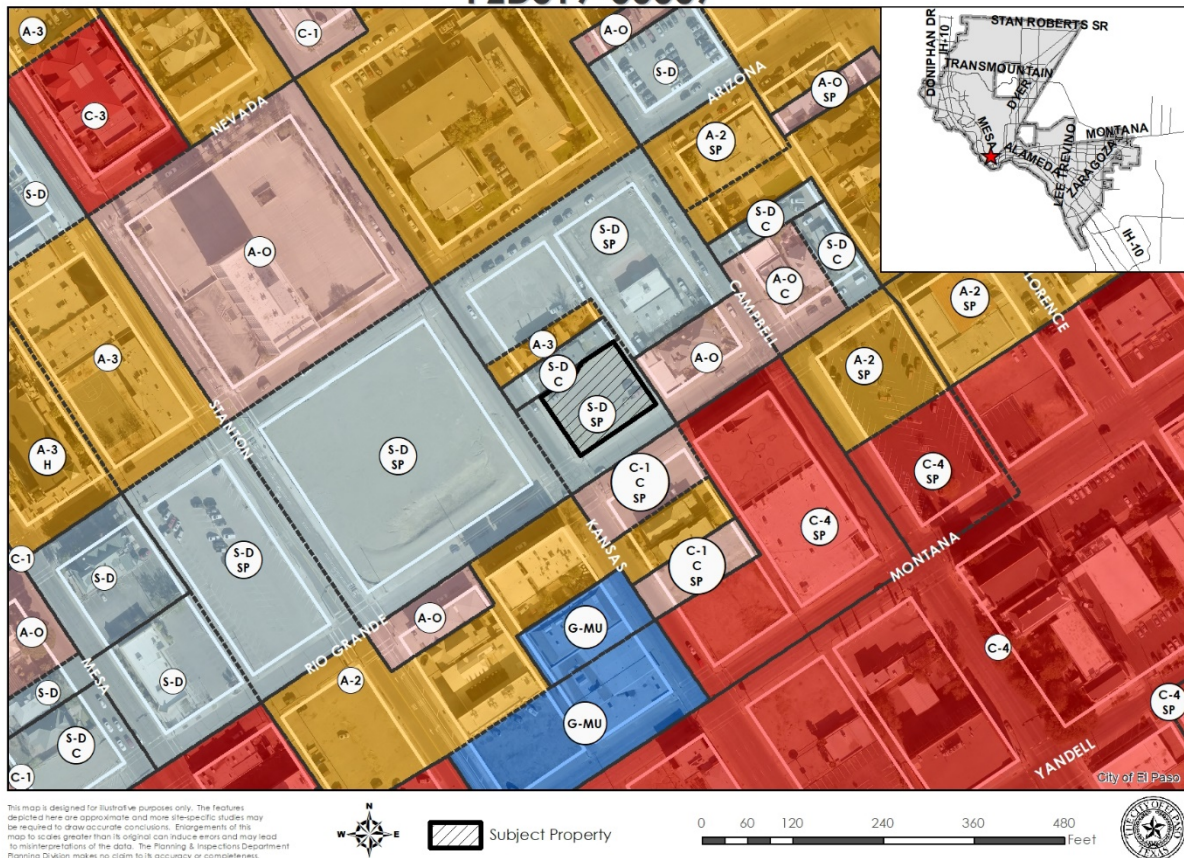
SUBJECT SITE	PROPOSED SET BACK
ZONED SD-SP	
MINIMUM FRONT SET BACK=20'	FRONT SET BACK=6'
MINIMUM REAR SET BACK =10'	REAR SET BACK =24'
MINIMUM SIDE SET BACK =10'	SIDE SET BACK =1'
MINIMUM SIDE STREET SET BACK =10'	SIDE STREET SET BACK =10'
MAXIMUM HEIGHT =45'	MAXIMUM HEIGHT =47'-10"

Attachment 2: Elevations



Attachment 3: Zoning Map

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Attachment 5:

Department Comments

Planning

- This application will need to be approved by City Council in order to allow for front setback reductions from 20 feet to 6 feet, side setback reductions from 10 feet to 1 foot.

Land Development

No comments received.

Fire Department

Recommend approval.

Sun Metro

Recommend approval. No objections.

El Paso Water

El Paso Water (EPWater) does not object to this request.

Water

There is an existing 12-inch diameter water main that extends along the east side of Kansas St., approximately 20-feet west of and parallel to the eastern right-of-way line of Kansas St. This water main is available for service.

There is an existing 12-inch diameter water main that extends along the north side of Rio Grande Ave., approximately 20-feet south of and parallel to the northern right-of-way line of Rio Grande Ave. This water main is available for service.

There is an existing 48-inch diameter water main that extends along the north side of Rio Grande Ave., approximately 35-feet south of and parallel to the northern right-of-way line of Rio Grande Ave. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

EPWater records indicate there is no water meter serving the subject property.

Previous water pressure readings conducted on fire hydrant number 2072 located at the northeast corner of the intersection of Kansas Street and Rio Grande Avenue have yielded a static pressure of 70 pounds per square inch (psi), residual pressure of 60 psi, discharge of 750 gallons per minute (gpm).

Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main that extends along the center line of the alley, north of Rio Grande Ave. and East of Kansas St. This sanitary sewer main is available for service.

General

EPWater requires a new service application to provide services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

El Paso Water – Stormwater Engineering

EPW - Stormwater Engineering recommends using principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed storm water runoff and to mitigate adverse downstream drainage conditions.

TXDOT

No comments.

Attachment 6: Notification Boundary Map

